

On: Dec 15, 2015 at 12:54P

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

As a  
Posting Real Estate Notice

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

RECEIVED  
Debbie Baker

1. **Date, Time, and Place of Sale.**

Date: April 07, 2015

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING  
(200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY  
COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 27, 2004 and recorded in Document VOLUME 6078, PAGE 1 real property records of BRAZOS County, Texas, with TELINA TABORDA, grantor(s) and WELLS FARGO BANK, N.A., mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by TELINA TABORDA, securing the payment of the indebtednesses in the original principal amount of \$114,665.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO WACHOVIA BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ALTERNATIVE LOAN TRUST 2004-9 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described as follows:

ALL OF LOT THIRTY-EIGHT (38), BLOCK ONE (1), WESTFIELD VILLAGE, PHASE ONE, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4770, PAGE 181 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715



BOB SCHUBERT, NEIGHTON SCHUBERT OR RICKIE SALCIDO  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001



NOS00000004868378

15988 PINE TREE ROAD  
BRYAN, TX 77808

Filed for Record in:  
BRAZOS COUNTY 00000005121165

On: Mar 16, 2015 at 12:52

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

As a  
Posting Real Estate Notice

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

1. **Date, Time, and Place of Sale.**

Date: April 07, 2015

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING  
(200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated April 25, 2008 and recorded in Document VOLUME 8570, PAGE 215 real property records of BRAZOS County, Texas, with DAVID ALAN BOUNDS AND LAURA ELLEN BOUNDS, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC ("MERS"), AS NOMINEE, mortgagee

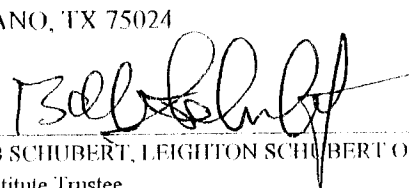
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DAVID ALAN BOUNDS AND LAURA ELLEN BOUNDS, securing the payment of the indebtednesses in the original principal amount of \$205,615.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. BANK OF AMERICA, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described as follows:

TRACT SEVEN (7), EVERGREEN ESTATES, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 1778, PAGE 273 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS

6. **Mortgage Servicer Information** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o BANK OF AMERICA, N.A., AS SUCCESSOR BY MERGER TO BAC HOME LOANS SERVICING, LP  
7105 CORPORATE DRIVE  
PLANO, TX 75024

  
BOB SCHUBERT, LEIGHTON SCHUBERT OR RICKIE SALCIDO

Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP

15000 Surveyor Boulevard, Suite 100

Addison, Texas 75001



NOS00000005121165

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

1. **Date, Time, and Place of Sale.**

**Date:** April 07, 2015

**Time:** The sale will begin at 10:00AM or not later than three hours after that time.

**Place** THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING  
(200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY  
COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated May 04, 2011 and recorded in Document VOLUME 10147 PAGE 197 real property records of BRAZOS County, Texas, with DARBY SUZANNE BARKSDALE, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS"), AS NOMINEE, mortgagee.

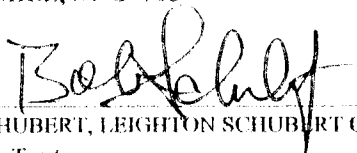
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by DARBY SUZANNE BARKSDALE, securing the payment of the indebtednesses in the original principal amount of \$77,265.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described as follows:

LOT FOUR (4), BLOCK ONE (1), BRYAN PLACE NORTH PHASE ONE, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 508, PAGE 569 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD.  
FORT MILL, SC 29715



BOB SCHUBERT, LEIGHTON SCHUBERT OR RICKIE SALCIDO  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001



NOS00000004983292

NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

**Date:** 02/16/2005  
**Grantor(s):** JAMES E COLFORD AND HEATHER M COLFORD, HUSBAND AND WIFE  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PLAINSCAPITAL, MCAFEE MORTGAGE COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$45,103.00  
**Recording Information:** Book 6524 Page 175 Instrument 00882604  
**Property County:** Brazos  
**Property:** LOT FIVE (5), BLOCK TWO (2), DEER TRAIL, BRAZOS COUNTY, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 628, PAGE 657 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.  
**Reported Address:** 1425 DEER TRAIL COURT, BRYAN, TX 77807

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

**Date of Sale:** Tuesday, the 7th day of April, 2015  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.  
**Substitute Trustee(s):** Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

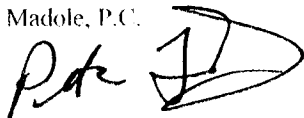
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS". purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

**Date:** 06/12/2009  
**Grantor(s):** LEVITA L. MARSHALL JOINED HEREIN PROFORMA BY HER HUSBAND MANNASER MARSHALL  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$175,757.00  
**Recording Information:** Book 9153 Page 105 Instrument 01031908  
**Property County:** Brazos  
**Property:** BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT NINETEEN (19), BLOCK THIRTY-FIVE (35), SHENANDOAH, PHASE II, AN ADDITION TO THE CITY OF COLLEGE STATION, TEXAS, ACCORDING TO PLAT RECORDED IN VOLUME 8288, PAGE 82, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.  
**Reported Address:** 1104 HOPEWELL COURT, COLLEGE STATION, TX 77845-4099

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.  
**Current Mortgagee:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

**Date of Sale:** Tuesday, the 7th day of April, 2015  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.  
**Substitute Trustee(s):** Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

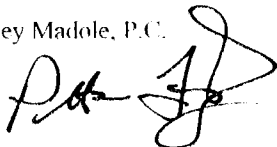
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

Page 1 of 1  
Book 2643 Page 51 Date 04/01/15

**DEED OF TRUST INFORMATION:**

**Date:** 07/12/1996  
**Grantor(s):** JAMES R. SHIRLEY, HUSBAND, AND TINNIE K. SHIRLEY, WIFE  
**Original Mortgagee:** CORNERSTONE MORTGAGE COMPANY  
**Original Principal:** \$73,200.00  
**Recording Information:** Book 2643 Page 51 Instrument 609732  
**Property County:** Brazos  
**Property:** ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS AND BEING LOT FOURTEEN (14), BLOCK NINE (9), WHEELER RIDGE PHASE FOUR, AN ADDITION TO THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 474, PAGE 767 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.  
**Reported Address:** 4310 MEADOWBROOK DRIVE, BRYAN, TX 77802

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Secretary of Veterans Affairs of Washington, D.C.  
**Mortgage Servicer:** Residential Credit Solutions  
**Current Beneficiary:** Secretary of Veterans Affairs of Washington, D.C.  
**Mortgage Servicer Address:** 4708 Mercantile Drive, Fort Worth, TX 76137

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of April, 2015  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.  
**Substitute Trustee(s):** Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE

DEED OF TRUST INFORMATION:

**Date:** 06/18/2010  
**Grantor(s):** ORLANDO P YANEZ, A SINGLE MAN  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR PRIMELENDING, A PLAINSCAPITAL COMPANY, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$78,837.00  
**Recording Information:** Book 9704 Page 121 Instrument 01065078  
**Property County:** Brazos  
**Property:** UNIT TWO (2), BUILDING "D", WOODSTOCK CONDOMINIUM, PHASE 1, A CONDOMINIUM PROJECT IN THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, TOGETHER WITH THE LIMITED COMMON ELEMENTS, AND AN UNDIVIDED INTEREST IN AND TO THE GENERAL COMMON ELEMENTS, AS SAME ARE DEFINED IN THE CONDOMINIUM DECLARATION THEREOF, RECORDED IN VOLUME 454, PAGE 638, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND THE SUPPLEMENTAL DECLARATION OF AMENDMENT, MERGER AND ANNEXATION FOR WOODSTOCK CONDOMINIUM, PHASE II, RECORDED IN VOLUME 492, PAGE 143, DEED RECORDS, BRAZOS COUNTY, TEXAS, AND THE SECOND AMENDMENT TO THE CONDOMINIUM DECLARATION FOR WOODSTOCK CONDOMINIUM FILED IN VOLUME 495, PAGE 441, DEED RECORDS, BRAZOS COUNTY, TEXAS.  
**Reported Address:** 1900 DARTMOUTH ST UNIT D2, COLLEGE STATION, TX 77840-3945

MORTGAGE SERVICING INFORMATION:

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

SALE INFORMATION:

**Date of Sale:** Tuesday, the 7th day of April, 2015  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.  
**Substitute Trustee(s):** Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

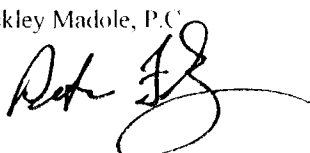
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 07/31/2012  
**Grantor(s):** JOANNE LEE, A SINGLE PERSON  
**Original Mortgagee:** MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY AS NOMINEE FOR CITY BANK MORTGAGE, ITS SUCCESSORS AND ASSIGNS  
**Original Principal:** \$89,100.00  
**Recording Information:** Book 10825 Page 1 Instrument 01128322  
**Property County:** Brazos  
**Property:** LOT NINE (9), BLOCK ONE (1), HALL CROSSING, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6155, PAGE 221, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.  
**Reported Address:** 1103 HALL STREET, BRYAN, TX 77803

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank, NA  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, NA  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 7th day of April, 2015  
**Time of Sale:** 11:00AM or within three hours thereafter.  
**Place of Sale:** THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING, 200 SOUTH TEXAS AVENUE, BRYAN, TEXAS in Brazos County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Brazos County Commissioner's Court.  
**Substitute Trustee(s):** Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

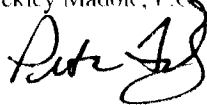
WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.  




1913 LIGHTFOOT LANE  
BRYAN, TX 77803

00000005037320

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

1. **Date, Time, and Place of Sale.**

**Date:** April 07, 2015

**Time:** The sale will begin at 10:00AM or not later than three hours after that time.

**Place:** THE ATRIUM ON THE FIRST FLOOR OF THE COUNTY ADMINISTRATION BUILDING  
(200 SOUTH TEXAS AVENUE, BRYAN, TEXAS) OR AS DESIGNATED BY THE COUNTY  
COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated August 18, 2005 and recorded in Document CLERK'S FILE NO. 00902123 real property records of BRAZOS County, Texas, with BILL B LIGHTFOOT AND BARBARA H LIGHTFOOT, grantor(s) and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., mortgagee.

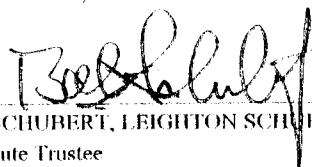
4. **Obligations Secured.** Deed of Trust or Contract Lien executed by BILL B LIGHTFOOT AND BARBARA H LIGHTFOOT, securing the payment of the indebtednesses in the original principal amount of \$110,600.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MASTR ALTERNATIVE LOAN TRUST 2005-6 is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR ALL PURPOSES.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. AMERICA'S SERVICING COMPANY, as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o AMERICA'S SERVICING COMPANY  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715



BOB SCHUBERT, LEIGHTON SCHUBERT OR RICKIE SALCIDO  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001



NOS00000005037320

EXHIBIT "A"

BEING A TRACT OF LAND CONTAINING 3.583 ACRES, OUT OF THE MOSES BAINE LEAGUE, A-3, ALSO BEING PART OF A CALLED 3.6 ACRE TRACT OWNED BY BILL AND BARBARA LIGHTFOOT AS RECORDED IN VOLUME 5972, PAGE 247 OF THE BRAZOS COUNTY OFFICIAL RECORDS (B.C.O.R.), THE 3.583 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD GROUND FOR THE EAST CORNER OF THIS TRACT, ALSO BEING A SOUTHEAST CORNER OF THE CALLED 13.2 ACRE NINA JONES TRACT OF LAND AS RECORDED IN VOLUME 4941, PAGE 84 OF THE B.C.O.R., ALSO BEING A POINT ALONG THE NORTHWEST RIGHT-OF-WAY, LINE OF LIGHTFOOT LANE, A 60 FOOT RIGHT-OF-WAY;

THENCE ALONG THE SAID NORTHWEST RIGHT -OF-WAY OF LIGHTFOOT LANE, A DISTANCE OF 344.00 FEET TO A 5/8" IRON ROD SET FOR THE SOUTH CORNER OF THIS TRACT, ALSO BEING A POINT ALONG THE SAID NORTHWEST RIGHT-OF-WAY OF LIGHTFOOT LANE, ALSO BEING THE EAST CORNER OF THE CALLED 3.00 ACRE BILL AND BARBARA LIGHTFOOT TRACT OF LAND AS RECORDED IN VOLUME 727, PAGE 236 OF THE B.C.O.R.;

THENCE ALONG THE COMMON LINE BETWEEN THIS TRACT AND THE SAID CALLED 3.00 ACRE LIGHTFOOT TRACT, PASSING SAID LIGHTFOOT TRACT AND CONTINUING ALONG THE COMMON LINE BETWEEN THIS TRACT AND THE SAID CALLED 13.2 ACRE JONES TRACT, NORTH 47° 00' 00" WEST, A DISTANCE OF 454.00 FEET TO A 5/8" IRON ROD SET FOR THE WEST CORNER OF THIS TRACT;

THENCE ALONG THE COMMON LINE BETWEEN THIS TRACT AND THE SAID CALLED 13.2 ACRE JONES TRACT THE FOLLOWING CALLS AND DISTANCES:

NORTH 45° 00' 00" EAST, A DISTANCE OF 344.00 FEET TO A 5/8" IRON ROD SET FOR THE NORTH CORNER OF THIS TRACT;

SOUTH 45° 00' 00" EAST, A DISTANCE OF 454.00 FEET TO THE PLACE OF BEGINNING CONTAINING 3.583 ACRES.



NOS00000005037320

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**BRAZOS County Deed of Trust:**

**Dated:** July 27, 1995

**Amount:** \$53,520.00

**Grantor(s):** GREGORY CLARK JR

**Original Mortgagee:** HOMESTEAD BANK SSB

**Current Mortgagee:** GREEN TREE SERVICING LLC

**Mortgagee Address:** GREEN TREE SERVICING LLC, 4250 North Freeway, Fort Worth, TX, 76137

**Recording Information:** Document No. 585060

**Legal Description:** BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING LOT FIVE (5), BLOCK FORTY-THREE (43), SOUTHWOOD VALLEY, SECTION 21A, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 443, PAGE 73 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

**Date of Sale:** April 7, 2015 between the hours of 11:00 AM. and 2:00 PM.

**Earliest Time Sale Will Begin:** 11:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

PETE FLOREZ OR ORLANDO ROSAS OR SHARON ST. PIERRE OR TYLER MARTIN OR ZACHARY FLOREZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

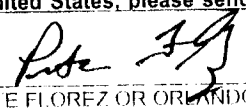
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

HUGHES, WATERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2015-000347

  
PETE FLOREZ OR ORLANDO ROSAS OR SHARON ST. PIERRE OR  
TYLER MARTIN OR ZACHARY FLOREZ  
c/o Service Link  
7301 N. Hwy 161, Ste. 305  
Irving, Texas 75039



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**BRAZOS County Deed of Trust:**

**Dated:** July 26, 2000

**Amount:** \$118,814.00

**Grantor(s):** REX FULLER and RYAN FULLER

**Original Mortgagee:** CORNERSTONE MORTGAGE COMPANY

**Current Mortgagee:** BANK OF AMERICA, N.A.

**Mortgagee Address:** BANK OF AMERICA, N.A., 1800 Tapa Canyon Road, Simi Valley, CA, 93063

**Recording Information:** Document No. 0722238

**Legal Description:** LOT ELEVEN (11), TWO LINCOLN PLACE, CITY OF COLLEGE STATION, ACCORDING TO REPLAT THEREOF RECORDED IN VOLUME 2251, PAGE 329 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

**Date of Sale:** April 7, 2015 between the hours of 11:00 AM. and 2:00 PM.

**Earliest Time Sale Will Begin:** 11:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

PETE FLOREZ OR ORLANDO ROSAS OR SHARON ST. PIERRE OR TYLER MARTIN OR ZACHARY FLOREZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

HUGHES, WATTERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2015-000645

*Pot 76*  
PETE FLOREZ OR ORLANDO ROSAS OR SHARON ST. PIERRE OR  
TYLER MARTIN OR ZACHARY FLOREZ  
c/o Service Link  
7301 N. Hwy 161, Ste. 305  
Irving, Texas 75039



NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**BRAZOS County Deed of Trust:**

**Dated:** May 6, 2009

**Amount:** \$177,500.00

**Grantor(s):** CAROLYNDA BREWER and MARK BREWER SR

**Original Mortgagee:** DIVERSIFIED MORTGAGE CORPORATION

**Current Mortgagee:** EVERBANK

**Mortgagee Servicer and Address:** c/o GREEN TREE SERVICING LLC, 4250 North , Fort Worth, TX, 76137

Pursuant to a Servicing Agreement between the Mortgage Servicer and Mortgagee, the Mortgage Servicer is authorized to represent the Mortgagee. Pursuant to the Servicing Agreement and Section 51.0025 of the Texas Property Code, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the referenced property

**Recording Information:** Document No. 2009-01030903

**Legal Description:** LOT SEVEN (7), BLOCK FOUR (4), WOODCREEK SECTION ONE, CITY OF COLLEGE STATION, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 529, PAGE 23 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS

Whereas, an Order to Proceed with Expedited Foreclosure under the Texas Rule Civil Procedure 736 was entered on August 7, 2013 under Cause No. 13-001558-CV-85 in the 85TH Judicial District Court of BRAZOS County, Texas

**Date of Sale:** April 7, 2015 between the hours of 11:00 AM. and 2:00 PM.

**Earliest Time Sale Will Begin: 11:00 AM**

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

PETE FLOREZ OR ORLANDO ROSAS OR SHARON ST. PIERRE OR TYLER MARTIN OR ZACHARY FLOREZ have been appointed as Substitute Trustee(s). ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

HUGHES, WATERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2014-022563

  
PETE FLOREZ OR ORLANDO ROSAS OR SHARON ST. PIERRE OR  
TYLER MARTIN OR ZACHARY FLOREZ  
c/o Service Link  
7301 N. Hwy 161, Ste. 305  
Irving, Texas 75039

2014-022563cas



4511662

NOTICE OF SUBSTITUTE TRUSTEE'S SALE

**BRAZOS County Deed of Trust:**

**Dated:** April 30, 2013

**Amount:** \$186,210.00

**Grantor(s):** JANET DAVIS

**Original Mortgagee:** USAA FEDERAL SAVINGS BANK

**Current Mortgagee:** USAA FEDERAL SAVINGS BANK

**Mortgagee Address:** USAA FEDERAL SAVINGS BANK, 1 Corporate Drive, Suite 360, Lake Zurich, IL 60047

**Recording Information:** Document No. 01154006

**Legal Description:** LOT FOUR (4), BLOCK TEN (10), ALEXANDRIA SUBDIVISION PHASE 6, CITY OF COLLEGE STATION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10263, PAGE 209, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS.

**Date of Sale:** April 7, 2015 between the hours of 11:00 AM and 2:00 PM.

**Earliest Time Sale Will Begin:** 11:00 AM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the BRAZOS County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

PETE FLOREZ OR ORLANDO ROSAS OR SHARON ST. PIERRE OR TYLER MARTIN OR ZACHARY FLOREZ have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

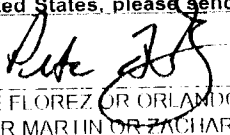
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

HUGHES, WATERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2015-000120

  
PETE FLOREZ OR ORLANDO ROSAS OR SHARON ST. PIERRE OR  
TYLER MARTIN OR ZACHARY FLOREZ  
c/o Service Link  
7301 N. Hwy 161, Ste. 305  
Irving, Texas 75039



## NOTICE OF NON-JUDICIAL FORECLOSURE SALE

WHEREAS, on **November 21, 2014**, **Timothy M. Willingham** ("Mortgagors", whether one or more), executed that certain deed of trust ("Deed of Trust") in favor of Clifford D. Harmon, Trustee which deed of trust secures the payment of that certain promissory note of even date therewith in the original amount of **\$68,460.00**, payable to the order of Jet Lending, LLC, which Deed of Trust is recorded **under clerk's file number 01215357** in the **Real Property Records of Brazos County, Texas**, which Deed of Trust covers all of the real property, personal property, and fixtures described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit:

**All of Lot Six (6) and one-half of Lot Seven (7), adjacent to Lot Six (6), Block Sixty-five (65), CITY OF BRYAN, Brazos County, Texas, according to the Plat thereof, recorded in Volume H, Page 721 of the Deed Records of Brazos County, Texas, commonly known as 601 East 22nd Street, Bryan, Texas, 77803; and**

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed **Sharon St. Pierre, Robert Lamont, Sheryl LaMont, Darian Goddard, Clifford D. Harmon, and Turrie Silva** or any one of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Jet Lending, LLC, the legal holder of such indebtedness and the liens securing same has requested any one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, April 07, 2015**, being the first Tuesday of such month, at the county courthouse of **Brazos County, Texas**, the Substitute Trustee will sell the Property at public vendue to the highest bidder for cash; provided that the owner of the indebtedness secured by the Deed of Trust may bid a credit against such indebtedness. The sale will take place at the **Brazos County Courthouse**, or at such other location as set by the Commissioners Court from time to time, which is the area designated by the Commissioners' Court for sales of real property under a power of sale conferred by a deed of trust or other contract lien.

NOTICE IS FURTHER GIVEN that the foreclosure sale will occur at **1:00 p.m.**, or not later than three (3) hours after such time; such time being between the hours of 10:00 a.m. and 4:00 p.m. on said **TUESDAY, April 07, 2015**.

NOTICE IS FURTHER GIVEN that, except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied.

WITNESS my hand as of March 17, 2015.



Signature

Sharon St. Pierre, Substitute Trustee  
Printed Name

Matter No. 1160

FOR INFORMATION CONTACT: Clifford D. Harmon, 14860 Montfort, Suite 111, Dallas, Texas 75254

## NOTICE OF FORECLOSURE SALE

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Property To Be Sold. Property described as follows:

All of Lot Number Four (4), Block H, Jones and Brock Subdivision, an addition to the City of Bryan, lying in Brazos County, Texas, according to the plat of same recorded in Volume 177, Page 474, Deed Records of Brazos County, Texas, securing the obligations therein described payable to **Curtis Capps, Trustee, 11683 FM 2549, Bryan, Texas 77808.**

2. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: April 7, 2015  
Time: The sale shall begin no earlier than 10:00 a.m. or no later than three hours thereafter.  
The sale shall be completed by no later than 4:00 P.M.  
Place: The Steps of the Brazos County Courthouse

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.

3. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of the sale.

Those desiring to purchase the property will need to demonstrate their ability to pay cash on the day the property is sold.

The sale will be made expressly subject to any title matters set forth in the deed of trust, but prospective bidders are reminded that bylaw the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

4. Type of Sale. The sale is a nonjudicial deed of trust lien and security interest foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by **Gerardo Romero and wife, Milda Romero.** The deed of trust is dated November 19, 2010, and is recorded in the office of the County Clerk of Brazos County, Texas, under Volume 9990, Page 222 of the Official Public Records of Brazos County, Texas.

5. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including but not limited to (1) the promissory note in the original principal amount of \$16,704.85 executed by **Gerardo Romero and wife, Milda Romero**, and payable to the order of **Curtis Capps, Trustee**; (2) all renewals and extensions of the note; and (3) any and all present and future indebtedness of **Gerardo Romero and wife, Milda Romero** to **Curtis Capps, Trustee.** Curtis Capps, Trustee is the current owner and holder of the obligations and is the beneficiary under the deed of trust.

As of December 30, 2014, there was owed \$2,813.94 on the note, being principal and interest in the following amounts: \$2,736.90 of principal plus \$77.04 accumulated interest.

Questions concerning the sale may be directed to the undersigned or to the beneficiary:

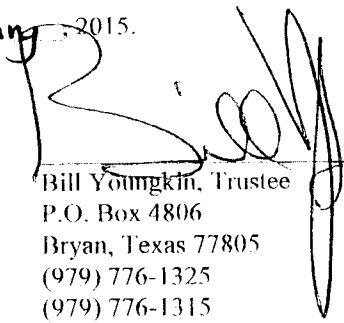


Youngkin & Associates  
Post office Box 4806, Bryan, Texas

Attention: Bill Youngkin  
Telephone: 979-776-1325

6. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has requested me, as Trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED this the 20<sup>th</sup> day of February, 2015.



Bill Youngkin, Trustee  
P.O. Box 4806  
Bryan, Texas 77805  
(979) 776-1325  
(979) 776-1315

## Notice of Assessment Lien Foreclosure Sale

1. *Property to Be Sold.* The property to be sold is described as follows:

All that certain lot, tract or parcel of land lying and being situation in Brazos County, Texas, and being Unit Five (5), Buliding "A", OAKWOOD, a resubdivision of ~~Unit Five (5), Lot 1, in the Oak Village Subdivision Phase I, according to the plat of said subdivision recorded in Volume 404, Page 791, Deed Records of Brazos County, Texas, and according to the Correction Declaration of Covenants, Conditions and Restrictions for Oakwood Townhomes Planned Unit Development, recorded in Volume 404, Page 588, Deed Records of Brazos County, Texas and all appurtenances thereto.~~ ~~Unit Five (5), Lot 1, in the Oak Village Subdivision Phase I, according to the plat of said subdivision recorded in Volume 404, Page 791, Deed Records of Brazos County, Texas, and according to the Correction Declaration of Covenants, Conditions and Restrictions for Oakwood Townhomes Planned Unit Development, recorded in Volume 404, Page 588, Deed Records of Brazos County, Texas and all appurtenances thereto.~~

2. *Instrument to be Foreclosed*

Whereas the property to be foreclosed is subject to the Declaration for Oakwood Townhomes recorded in volume 404, Page 588 of the Deed Records, Brazos County, Texas filed on August 18, 1978 and any other applicable re-filings or re-plattings thereof and amendments or supplements thereto. The Declaration provides for the payments of monthly assessments which is secured by a lien against the non-paying owner. The payments are to be made to the Oakwood Townhome Home Owner's Association (Association).

Whereas the Association, on October 3, 2014 and January 23, 2015 sent notice of default in payment of assessments to Anthony Nutall and Valentina Nutall being the present owners of said real property

Whereas the Association filed an Lien Affidavit in Volume 10175, Page 63 of the Deed Records of Brazos County, Texas covering the real property herein described concerning the default in the payment of the indebtedness owing by Anthony Nutall and Valentina Nutall, the present owners of said real property, to the Association; and

Whereas, the said Anthony Nutall and Valentina Nutall have continued to default in the payment of their indebtedness to the Association and the same is now wholly due, and the Association, acting by and through its duly authorized agent, intends to sell the herein described property to satisfy the present indebtedness of said owner to the Association.

3. *Date, Time, and Place of Sale.* The sale is scheduled to be held at the following date, time, and place:

Date: April 7, 2015

Time: 10:00 a.m. or no later than three hours thereafter.

Place: Brazos County Administration Building (Atrium of Administration Building), 200 South Texas Avenue, Bryan, Texas 77803 or as designated by the County Commissioners.

Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. The reposting or refiling may be after the date originally scheduled for this sale.

4. *Terms of Sale.* The sale will be conducted as a public auction to the highest bidder for cash, subject to all unpaid ad valorem taxes, superior liens and encumbrances of record.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition, and title of the property.

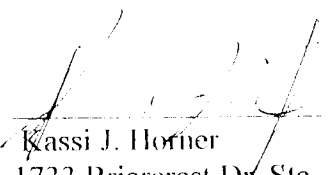
The sale will be made expressly subject to the provisions of the Declaration, any and all prior matters of records affecting the Property and any rights of redemption granted by law. Prospective bidders are strongly urged to examine the applicable property records and the law.

5. *Type of Sale.* The sale is a nonjudicial assessment lien foreclosure sale being conducted pursuant to the power of sale granted by the Declaration for Oakwood Townhomes and Texas Property Code 82.113.

The foreclosure of this property is being administered by the appointed attorney for the Association. Questions concerning the sale may be directed to the undersigned.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

Dated: March 3, 2015

  
Kassia J. Horner  
1733 Briarcrest Dr. Ste. 100  
Bryan, Texas 77802  
Telephone (979) 703-7014  
Telecopier (979) 703-7031

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS  
COUNTY OF BRAZOS

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§  
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KNOW ALL MEN BY THESE PRESENTS:

**Note:**

Texas Home Equity Note dated May 18, 2004 executed and delivered by Cassandra L. Taylor and Joe D. Taylor to America's Wholesale Lender

**Security Instrument:**

Texas Home Equity Security Instrument, dated May 18, 2004, executed and delivered by Cassandra L. Taylor and Joe D. Taylor to America's Wholesale Lender, to secure payment of that certain Texas Home Equity Note, recorded as Document Number 00857724, in Volume 6089, Page 228, in Brazos County, Texas.

**Order Granting  
Application to Proceed  
with Non-Judicial  
Foreclosure:**

Default Judgment and Order Granting Application to Proceed with Notice of Sale and Non-Judicial Foreclosure Sale dated February 19, 2015, in Cause No. 14-003082-CV-85; *In Re: Order for Foreclosure Concerning Cassandra L. Taylor and Joe D. Taylor and All Occupants and 2110 Cabot Circle, Bryan, TX 77803, under Tex. R. Civ. P. 736*, in the 85<sup>th</sup> Judicial District Court of Brazos County, Texas (Attached as Exhibit B).

**Original Creditor:**

America's Wholesale Lender

**Current Owner and  
Holder:**

The Bank of New York Mellon FKA the Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2004-6 ("Bony")

**Loan Servicer:**

Green Tree Servicing LLC ("Green Tree"), 7360 S. Kyrene Rd., Tempe, AZ 85283, by virtue of a loan servicing agreement

**Appointed Substitute  
Trustees:**

JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS, MARLENE ZOGRAFOS  
9065 Jollyville, Suite 203A, Austin, TX 78759

*Note: Each substitute  
trustee is authorized*

AND

PROPERTY ADDRESS: 2110 Cabot Circle Bryan, TX 77803	RP FILE NO. GTNY04-43	BORROWER: Taylor, Cassandra L. & Joe D. GREEN TREE ACCOUNT #: 82011177
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*individually, to act alone  
without the joinder of the  
other trustees.*

T. J. RINEY, J.O. CREWSE, S.G. HARVEY, B.K. PACKARD,  
5420 LBJ Freeway, Suite 220, Dallas, TX 75225

The Substitute Trustees are  
authorized to sell the  
Premises at public venue to  
the highest bidder or  
bidders, for cash.

**Property to be sold:**

2110 Cabot Circle, Bryan, TX 77803, and as further described in Exhibit  
A attached hereto, along with the improvements on such real property and  
any after acquired permanent improvements or title to such improvements  
and/or real property (the "Premises" as described in §9.604 of the Texas  
Uniform Commercial Code).

**Date of Sale:**

**Tuesday, April 7, 2015.**

**Time of Sale:**

The sale will begin no earlier than **1:00 PM** and no later than three (3)  
hours thereafter.

**Location of Sale:**

At the **County Courthouse in Brazos County, Texas**, at the commons  
area in the courthouse (first floor of the courthouse, adjacent to the county  
clerk's office), unless the location of the sale has been otherwise  
designated to a specific location by the Commissioner's Court of Brazos  
County. If such a designation by the Commissioner's Court has been  
made and recorded after the date hereof and prior to the time of the sale,  
then the Substitute Trustee will sell the Premises at the area designated by  
the Commissioner's Court of Brazos County, Texas.

**Terms of Sale:**

The sale will be conducted as a public auction to the highest bidder for  
cash, subject to the provisions of the Texas Home Equity Security  
Instrument permitting the beneficiary thereunder to have the bid credited  
to the note up to the amount of the unpaid debt secured by the Texas  
Home Equity Security Instrument at the time of sale.

Those desiring to purchase the property will need to demonstrate their  
ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the  
Security Instrument, but prospective bidders are reminded that by law the  
sale will necessarily be made subject to all prior matters of record  
affecting the property, if any, to the extent that they remain in force and  
effect and have not been subordinated to the Security Instrument. The sale  
shall not cover any part of the property that has been released of public  
record from the lien of the Security Instrument. Prospective bidders are

<b>PROPERTY ADDRESS:</b> 2110 Cabot Circle Bryan, TX 77803	<b>RP FILE NO. GTNV04-43</b>	<b>BORROWER:</b> Taylor, Cassandra L. & Joe D. <b>GREEN TREE ACCOUNT #:</b> 82011177
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strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Texas Home Equity Security Instrument. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

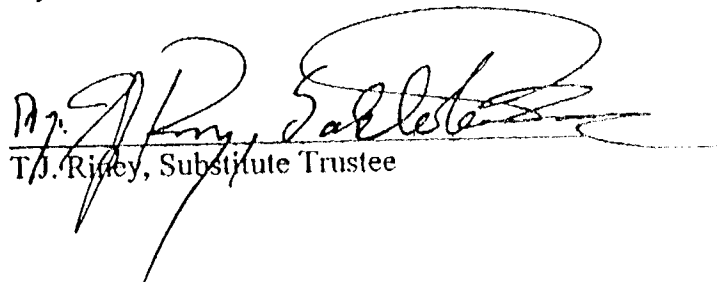
**Type of Sale:**

The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Cassandra L. Taylor and Joe D. Taylor.

**Default and Notice:**

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Cassandra L. Taylor and Joe D. Taylor and any and all other necessary parties with regard to the defaulted indebtedness. Green Tree has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: March 17, 2015.

  
T.J. Riney, Substitute Trustee

**AFTER RECORDING, PLEASE RETURN TO:**

Riney Packard, PLLC  
Attn: T.J. Riney  
Two Lincoln Centre  
5420 LBJ Freeway, Suite 220  
Dallas, Texas 75240

PROPERTY ADDRESS: 2110 Cabot Circle Bryan, TX 77803	RP FILE NO. GTNY04-43	BORROWER: Taylor, Cassandra L. & Joe D. GREEN TREE ACCOUNT #: 82011177
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EXHIBIT "A"

LOT FIVE (5), BLOCK FOUR (4), EAST PARK ADDITION, 1ST INSTALLMENT, CITY OF  
BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 273, PAGE 329 OF THE  
DEED RECORDS OF BRAZOS COUNTY, TEXAS.

PROPERTY ADDRESS: 2110 Cabot Circle Bryan, TX 77803	RP FILE NO. GTNY04-43	BORROWER: Taylor, Cassandra L. & Joe D. GREEN TREE ACCOUNT #: 82011177
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**UNDER TEX. R. CIV. P. 736**

**85<sup>TH</sup> JUDICIAL DISTRICT**

The Court finds (1) that the Application on file in this matter complies with Texas Rule of Civil Procedure 736; (2) that the Respondents have been properly served in accordance with Texas Rule of Civil Procedure 736.3; (3) that the Respondents have not filed a response in accordance with Texas Rule of Civil procedure 736.5(b); (4) that On or about May 18, 2004, Cassandra L. Taylor and Joe D. Taylor executed and delivered to America's Wholesale Lender

ATTEST: Marc Hamlin  
MARC HAMLIN, District Clerk, Brazos County, Texas  
By: \_\_\_\_\_ Deputy





THE STATE OF TEXAS, COUNTY OF BRAZOS  
I, Mark Hamilton, Clerk of the District of Brazos County, Texas,  
do hereby certify that the foregoing is a true and correct copy  
of the original. This certification reflects that the SNA have been  
admitted in Case No.                       
TEST: Mark Hamilton  
Mark Hamilton, Clerk, Brazos County, Texas

that certain Texas Home Equity Note (the "Note")<sup>1</sup> and that the indebtedness was secured by that certain Texas Home Equity Security Instrument and was executed by Cassandra L. Taylor and Joe D. Taylor delivered to MERS, Inc., as nominee for America's Wholesale Lender, and dated on or about May 18, 2004; recorded in the Official Public Records of Brazos County, Texas, as Document Number 00857724, in Volume 6089, Page 228 (the "Security Instrument")<sup>2</sup>; and (5) the last known address for Cassandra L. Taylor and Joe D. Taylor is 2110 Cabot Circle, Bryan, TX 77803.

**IT IS, THEREFORE, ORDERED and DIRECTED** that Green Tree Servicing LLC may proceed with non-judicial foreclosure of the Property in accordance with the terms of the Note and Security Instrument, and any supplements or amendments thereto, and Tex. Prop. Code §51.002.

**IT IS FURTHER ORDERED** that a copy of this Order Granting the Petition for Expedited Foreclosure of a Lien Securing a Home Equity Loan be sent to Respondents together with the notice of sale.

**IT IS FURTHER ORDERED** that Green Tree may communicate with the Respondents and all third parties reasonably necessary to conduct the foreclosure sale.

All relief not granted herein is denied.

This Order disposes of all parties and all claims and is final and appealable.

Dated: Feb 17, 2015

  
JUDGE PRESIDING

<sup>1</sup> A true and correct copy of the Note is attached to Plaintiff's Petition for Expedited Foreclosure of a Lien Securing a Home Equity Loan as Exhibit A-1.

<sup>2</sup> A true and correct copy of the Security Instrument is attached to Plaintiff's Petition for Expedited Foreclosure of a Lien Securing a Home Equity Loan as Exhibit A-2.

On: Mar 12, 2015 at 02:45P

As a  
Posting Real Estate Notice

Amount 2.00

RECORDING REQUESTED BY:

Receipt Number - 538575  
By:  
Cynthia Rincon

WHEN RECORDED MAIL TO:

Pete Florez or Tyler Martin or Orlando Rosas or Zachary  
Florez or Sharon St. Pierre  
c/o Malcolm Cisneros/Trustee Corps  
17100 Gillette Avenue  
Irvine, CA 92614  
(949) 252-8300

TS No TX09000011-14-1S

APN 36003

TO No 40180552-TX-VOI

### NOTICE OF SUBSTITUTE TRUSTEE'S SALE

WHEREAS, on December 7, 2007, COURTNEY SLENK, JASON SLENK as Grantor/Borrower, executed and delivered that certain Deed of Trust in favor of Calvin C. Mann, Jr. as Trustee, , which Deed of Trust secures the payment of that certain Promissory Note of even date therewith in the original amount of \$71,000.00, payable to the order of Caliber Home Loans, Inc. as current Beneficiary, which Deed of Trust recorded on December 14, 2007 as Document No. 00984105 in Book 8366, on Page 279 in Brazos County, Texas. Deed of Trust covers all of the real property described therein, including, but not limited to, all of the following described property, rights and interests (the "Property"), to-wit: **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

APN 36003

WHEREAS, the Trustee named in the Deed of Trust having been removed, the legal holder of the indebtedness described in the Deed of Trust appointed Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre or either of them, as Substitute Trustee (each being referred to as the "Substitute Trustee"), upon the contingency and in the manner authorized by the Deed of Trust; and

WHEREAS, defaults have occurred in the covenants of the Deed of Trust, monetary or otherwise, and the indebtedness secured by and described in the Deed of Trust is now wholly due, and Caliber Home Loans, Inc., the legal holder of such indebtedness and the liens securing same has requested either one of the Substitute Trustees to sell the Property in accordance with applicable law and the terms and provisions of the Deed of Trust.

NOW THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, April 7, 2015 at 11:00 AM**, no later than three (3) hours after such time, being the first Tuesday of such month, the Substitute Trustee will sell the Property at public venue to the highest bidder for cash. The sale will take place in Brazos County, Texas, at the area designated by the Commissioner's Court for sales of real property under a power of sale conferred by a Deed of Trust or other contract lien as follows: **THE ATRIUM ON THE 1ST FLOOR OF THE COUNTY ADMINISTRATION BUILDING located at 200 South Texas Avenue Bryan, Texas 77803.**



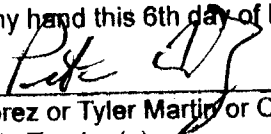
4514590

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of and Caliber Home Loans, Inc.'s election to proceed against and sell both the real property and any personal property described in said Deed of Trust in accordance with and Caliber Home Loans, Inc.'s rights and remedies under the Deed of Trust and Section 9.604(a) of the Texas Business and Commerce Code.

NOTICE IS FURTHER GIVEN, that except to the extent that the Substitute Trustee may bind and obligate Mortgagors to warrant title the Property under the terms of the Deed of Trust. Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition. Conveyance of the Property shall be made without any representations or warranties whatsoever, express or implied. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters and are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to Section 51.009 of the Texas Property Code, the Property will be sold in "as is", "where is" condition, without any express or implied warranties, except as to the warranted.

WITNESS, my hand this 6th day of March, 2015.

  
By: Pete Florez or Tyler Martin or Orlando Rosas or Zachary Florez or Sharon St. Pierre  
Substitute Trustee(s)

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

FOR REINSTATEMENT / PAY OFF REQUESTS CONTACT: (949) 252-8300  
THIS IS AN ATTEMPT TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United States Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under its security instrument, including the right to foreclose its lien.

**EXHIBIT "A"**

LOT TWO (2), BLOCK ELEVEN (11), RESUBDIVISION OF PART OF BLOCK 11, FOURTH  
INSTALLMENT, THE OAKS, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN  
VOLUME 302, PAGE 589 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU OR YOUR SPOUSE IS SERVING IN ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD, THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

NOTICE OF SALE BY SUBSTITUTE TRUSTEE

STATE OF TEXAS

§

COUNTY OF BRAZOS

§

KNOW ALL MEN BY THESE PRESENTS,

Note:

Texas Home Equity Note dated May 18, 2004, executed and delivered by Cassandra L. Taylor and Joe D. Taylor to America's Wholesale Lender

Security Instrument:

Texas Home Equity Security Instrument, dated May 18, 2004, executed and delivered by Cassandra L. Taylor and Joe D. Taylor to America's Wholesale Lender, to secure payment of that certain Texas Home Equity Note, recorded as Document Number 00857724, in Volume 6089, Page 228, in Brazos County, Texas.

Order Granting  
Application to Proceed  
with Non-Judicial  
Foreclosure:

Default Judgment and Order Granting Application to Proceed with Notice of Sale and Non-Judicial Foreclosure Sale dated February 19, 2015, in Cause No. 14-003082-CV-85; *In Re: Order for Foreclosure Concerning Cassandra L. Taylor and Joe D. Taylor and All Occupants and 2110 Cabot Circle, Bryan, TX 77803, under Tex. R. Civ. P. 736*, in the 85<sup>th</sup> Judicial District Court of Brazos County, Texas (Attached as Exhibit B).

Original Creditor:

America's Wholesale Lender

Current Owner and  
Holder:

The Bank of New York Mellon FKA the Bank of New York as Trustee for the Benefit of the Certificateholders of the CWABS Inc., Asset-Backed Certificates, Series 2004-6 ("Bony")

Loan Servicer:

Green Tree Servicing LLC ("Green Tree"), 7360 S. Kyrene Rd., Tempe, AZ 85283, by virtue of a loan servicing agreement

Appointed Substitute  
Trustees:

JIM MILLS, SUSAN MILLS, EMILY NORTHERN, ALEXANDRA ZOGRAFOS, MARLENE ZOGRAFOS  
9065 Jollyville, Suite 203A, Austin, TX 78759

Note: Each substitute  
trustee is authorized

AND

PROPERTY ADDRESS: 2110 Cabot Circle Bryan, TX 77803	RP FILE NO. GTNY04-43	BORROWER: Taylor, Cassandra L. & Joe D. GREEN TREE ACCOUNT #: 82011177
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*individually, to act alone  
without the joinder of the  
other trustees.*

T. J. RINEY, J.O. CREWSE, S.G. HARVEY, B.K. PACKARD,  
5420 LBJ Freeway, Suite 220, Dallas, TX 75225

The Substitute Trustees are  
authorized to sell the  
Premises at public venue to  
the highest bidder or  
bidders, for cash.

**Property to be sold:** 2110 Cabot Circle, Bryan, TX 77803, and as further described in Exhibit A attached hereto, along with the improvements on such real property and any after acquired permanent improvements or title to such improvements and/or real property (the “Premises” as described in §9.604 of the Texas Uniform Commercial Code).

**Date of Sale:** Tuesday, April 7, 2015.

**Time of Sale:** The sale will begin no earlier than 1:00 PM and no later than three (3) hours thereafter.

**Location of Sale:** At the County Courthouse in Brazos County, Texas, at the commons area in the courthouse (first floor of the courthouse, adjacent to the county clerk's office), unless the location of the sale has been otherwise designated to a specific location by the Commissioner's Court of Brazos County. If such a designation by the Commissioner's Court has been made and recorded after the date hereof and prior to the time of the sale, then the Substitute Trustee will sell the Premises at the area designated by the Commissioner's Court of Brazos County, Texas.

**Terms of Sale:** The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the Texas Home Equity Security Instrument permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the Texas Home Equity Security Instrument at the time of sale.

Those desiring to purchase the property will need to demonstrate their ability to pay their bid immediately in cash if their bid is accepted.

The sale will be made expressly subject to any title matters set forth in the Security Instrument, but prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the Security Instrument. The sale shall not cover any part of the property that has been released of public record from the lien of the Security Instrument. Prospective bidders are

<b>PROPERTY ADDRESS:</b> 2110 Cabot Circle Bryan, TX 77803	<b>RP FILE NO.</b> GTNY04-43	<b>BORROWER:</b> Taylor, Cassandra L. & Joe D. <b>GREEN TREE ACCOUNT #:</b> 82011177
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strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Pursuant to the Security Instrument, the beneficiary has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in "as is, where is" condition, without any express or implied warranties, except as to the warranties of title (if any) provided for under the Texas Home Equity Security Instrument. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Pursuant to section 51.0075 of the Texas Property Code, the trustee reserves the right to set further reasonable conditions for conducting the sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by the trustee or any substitute trustee.

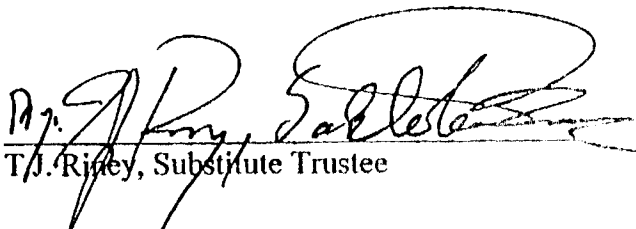
**Type of Sale:**

The sale is a non-judicial sale being conducted pursuant to the power of sale granted by the Security Instrument executed by Cassandra L. Taylor and Joe D. Taylor.

**Default and Notice:**

Default has been made in payment of the Note and Security Instrument and the Note is now unpaid, delinquent and in default. All required notices have been given to Cassandra L. Taylor and Joe D. Taylor and any and all other necessary parties with regard to the defaulted indebtedness. Green Tree has requested the undersigned, substitute trustee, to post, file and give notice of foreclosure of the Security Instrument and the lien thereof in accordance with applicable Texas law and the terms and provisions of the Security Instrument.

Dated: March 17, 2015.

  
T.J. Riney, Substitute Trustee

**AFTER RECORDING, PLEASE RETURN TO:**

Riney Packard, PLLC  
Attn: T.J. Riney  
Two Lincoln Centre  
5420 LBJ Freeway, Suite 220  
Dallas, Texas 75240

<b>PROPERTY ADDRESS:</b> 2110 Cabot Circle Bryan, TX 77803	<b>RP FILE NO. GTNY04-43</b>	<b>BORROWER:</b> Taylor, Cassandra L. & Joe D. <b>GREEN TREE ACCOUNT #:</b> 82011177
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**EXHIBIT "A"**

**LOT FIVE (5), BLOCK FOUR (4), EAST PARK ADDITION, 1ST INSTALIMENT, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 273, PAGE 329 FO THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.**

<b>PROPERTY ADDRESS:</b> 2110 Cabot Circle Bryan, TX 77803	<b>RP FILE NO. GTNY04-43</b>	<b>BORROWER:</b> Taylor, Cassandra L. & Joe D. <b>GREENTREE ACCOUNT #:</b> 82011177
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CAUSE NO. 14-003082-CV-85

IN RE: ORDER FOR FORECLOSURE  
CONCERNING

CASSANDRA L. TAYLOR, JOE D.  
TAYLOR AND ALL OCCUPANTS

AND

2110 CABOT CIRCLE, BRYAN, TX  
77803,

UNDER TEX. R. CIV. P. 736

IN THE DISTRICT COURT

OF BRAZOS COUNTY, TEXAS

85<sup>TH</sup> JUDICIAL DISTRICT

DEFAULT JUDGMENT AND ORDER GRANTING APPLICATION TO PROCEED  
WITH NOTICE OF SALE AND NON-JUDICIAL FORECLOSURE SALE

On this date, the Petitioner's Petition for Expedited Foreclosure of a Lien Securing a Home Equity Loan was presented to the Court, in which Green Tree Servicing LLC ("Green Tree") requests a Default Judgment against Cassandra L. Taylor and Joe D. Taylor ("Respondents") and order to proceed with non-judicial foreclosure of the real property located at 2110 Cabot Circle, Bryan, TX 77803 and situated in Brazos County, Texas, more fully described by the legal description as follows (the "Property"):

LOT FIVE (5), BLOCK FOUR (4), EAST PARK ADDITION, 1ST INSTALLMENT, CITY OF  
BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 273, PAGE 229 OF THE  
DEED RECORDS OF BRAZOS COUNTY, TEXAS.

The Court finds (1) that the Application on file in this matter complies with Texas Rule of Civil Procedure 736; (2) that the Respondents have been properly served in accordance with Texas Rule of Civil Procedure 736.3; (3) that the Respondents have not filed a response in accordance with Texas Rule of Civil procedure 736.5(b); (4) that On or about May 18, 2004, Cassandra L. Taylor and Joe D. Taylor executed and delivered to America's Wholesale Lender

DEFAULT JUDGMENT AND ORDER GRANTING APPLICATION TO PROCEED WITH NOTICE OF SALE AND NON-JUDICIAL FORECLOSURE SALE

I, Marc Hamlin, Clerk of the District Court for Brazos County, Texas, do hereby certify that the foregoing is a true and correct copy of the original; this certification reflects that the SSNs have been redacted in Cause No. 14-003082-CV-85.  
ATTEST: Marc Hamlin  
MARC HAMLIN, District Clerk, Brazos County, Texas  
By: Deputy



that certain Texas Home Equity Note (the "Note")<sup>1</sup> and that the indebtedness was secured by that certain Texas Home Equity Security Instrument and was executed by Cassandra L. Taylor and Joe D. Taylor delivered to MERS, Inc., as nominee for America's Wholesale Lender, and dated on or about May 18, 2004; recorded in the Official Public Records of Brazos County, Texas, as Document Number 00857724, in Volume 6089, Page 228 (the "Security Instrument")<sup>2</sup>; and (5) the last known address for Cassandra L. Taylor and Joe D. Taylor is 2110 Cabot Circle, Bryan, TX 77803.

**IT IS, THEREFORE, ORDERED and DIRECTED** that Green Tree Servicing LLC may proceed with non-judicial foreclosure of the Property in accordance with the terms of the Note and Security Instrument, and any supplements or amendments thereto, and Tex. Prop. Code §51.002.

**IT IS FURTHER ORDERED** that a copy of this Order Granting the Petition for Expedited Foreclosure of a Lien Securing a Home Equity Loan be sent to Respondents together with the notice of sale.

**IT IS FURTHER ORDERED** that Green Tree may communicate with the Respondents and all third parties reasonably necessary to conduct the foreclosure sale.

All relief not granted herein is denied.

This Order disposes of all parties and all claims and is final and appealable.

Dated: Feb 17, 2015

  
JUDGE PRESIDING

<sup>1</sup> A true and correct copy of the Note is attached to Plaintiff's Petition for Expedited Foreclosure of a Lien Securing a Home Equity Loan as Exhibit A-1.

<sup>2</sup> A true and correct copy of the Security Instrument is attached to Plaintiff's Petition for Expedited Foreclosure of a Lien Securing a Home Equity Loan as Exhibit A-2.

THE STATE OF TEXAS, COUNTY OF BRAZOS

I, Mark Hamilton, Clerk of the District Court of Brazos County, Texas, do hereby certify that the foregoing is a true and correct copy of the original. This certification reflects that the SSNs have been attached to Case No. \_\_\_\_\_.

TEST: Mark Hamilton  
Clerk of the District Court, Brazos County, Texas  
10/1/11